



66 Parkstone Avenue  
Emerson Park | Essex | RM11 3LS

FINE & COUNTRY

# STEP INSIDE

## 66 Parkstone Avenue

A traditionally styled five bedroom residence featuring exquisite interior decor, set over three levels with a separate gym/studio, swimming pool, south facing garden and a garage. Located in Emerson Park within easy reach of excellent schools, rail services into central London including the Elizabeth Line at Gidea Park and main road links.

The property is located in this sought-after residential road, approached via a carriage driveway with access to the garaging. Step inside there is an entrance hallway with stairs leading to the first floor. The ground floor is expansive and offers three fabulous reception rooms, a main 32ft main reception room with French doors out to the garden, feature fireplace and feature coving, architrave and ceiling plasterwork detailing. This room leads through to a further dual aspect family/entertaining room with another set of French doors. From the family room there is access into an inner hallway to a ground floor cloakroom/wc, door to outside and a personal door into the garage – this area lends itself to creating an ‘annexed’ area if desired (subject to the usual planning consents). The kitchen/breakfast with space for breakfast dining and doors out to the garden, offers solid oak units incorporating appliances including dishwasher and Rangemaster cooker. A dining room offers more formal dining space. The kitchen is enhanced by a fitted utility room and a further cloakroom/wc. There are two further levels with three double bedrooms to the first floor, two with en-suite shower rooms, a bedroom with fully fitted wardrobes creating an ideal dressing room space and a further shower room. Stairs lead up to the second floor level offering two further spacious bedrooms with eaves storage.



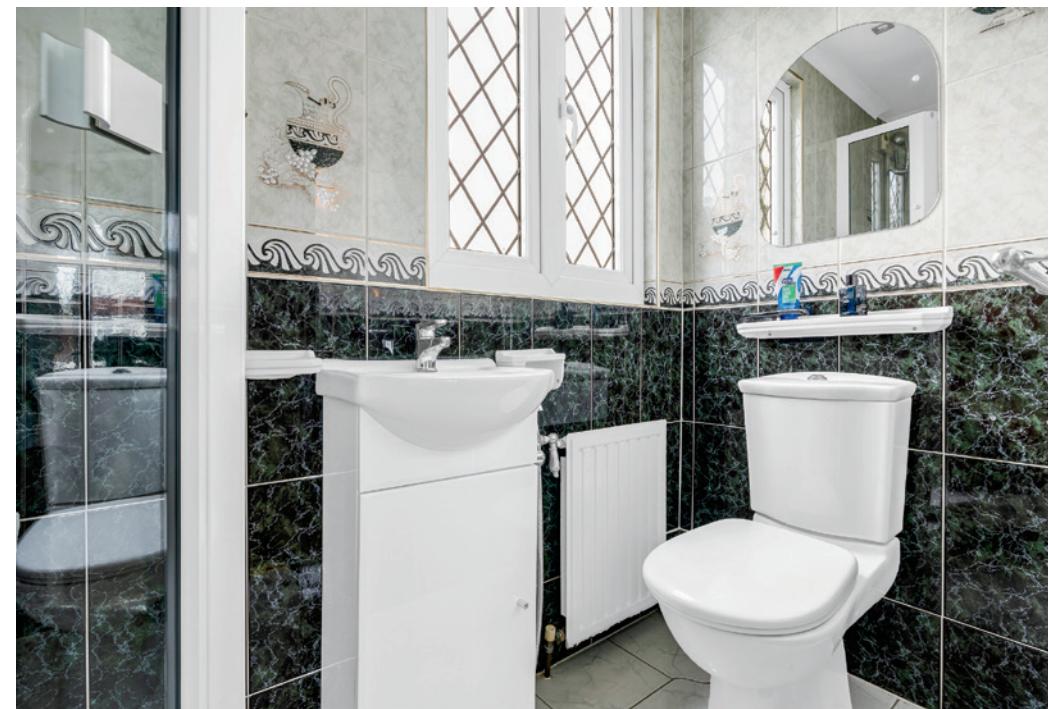














# STEP OUTSIDE

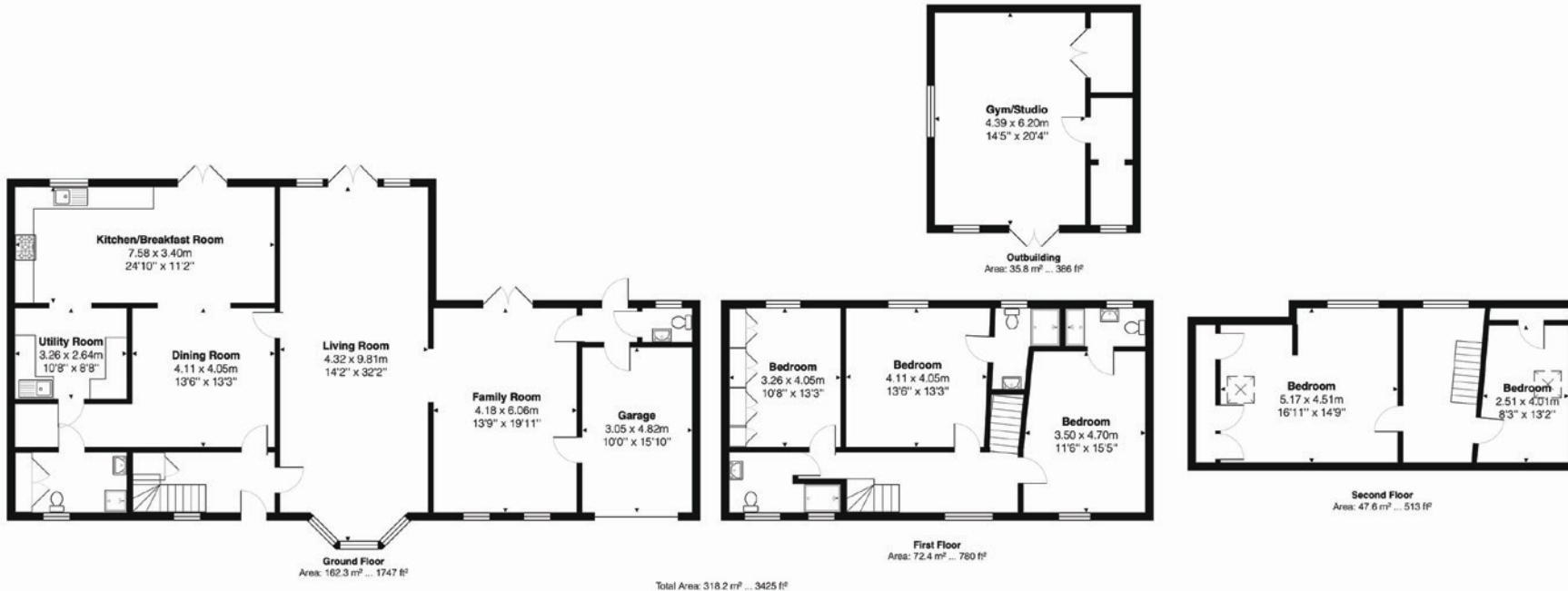
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Step outside, this residence is complemented by an outdoor swimming pool with paved surround and area of well tended lawn with paved pathway around the edge. The garden is south facing and there is ample paved patio areas ideal for outside entertaining. The superb detached Gym/Studio has been purpose designed with a tiled flooring, high vaulted ceiling and ample storage with double doors overlooking the pool.

In the highly desirable area of Emerson Park there are local shops, restaurants, schooling (Nelmes Primary School), nearby amenities and green spaces with excellent rail services on your doorstep including Emerson Park station's Overground (Romford link) and Gidea Park station offering Elizabeth Line services, with direct access to Liverpool Street and Heathrow Airport. Upminster Bridge Tube Station offers District Line services with Hornchurch town centre just over a mile away. Main road links are within easy reach including A12 and A127 (M25).

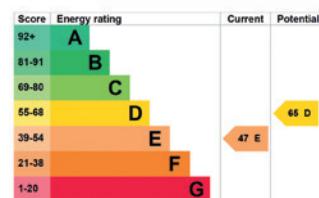






Council Tax Band: H

Tenure: Freehold



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